

ORIGINAL PLAT VOL. 13166 & PG. 95

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

City Engineer

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Board Member of Biocorridor Property Owners Association, Inc., owner of the 1.775 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 30 Common Area 1R, Block 1, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Biocorridor Property Owners Association, Inc., By
W. Spencer Clements, Jr., Board Member

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., Board Member of Biocorridor Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- ZONING IS PD-M PLANNED DEVELOPMENT MIXED USE.
- THE PURPOSE OF THIS PLAT IS TO AMEND THE LOT 1 LOT BOUNDARY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., President of Atlas MOB 1, LLC, a Texas Limited Liability Company, owner of the 0.683 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 30 Lot 1R, Block 1, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Atlas MOB 1, LLC, By
W. Spencer Clements, Jr., President

STATE OF TEXAS
COUNTY OF BRAZOS

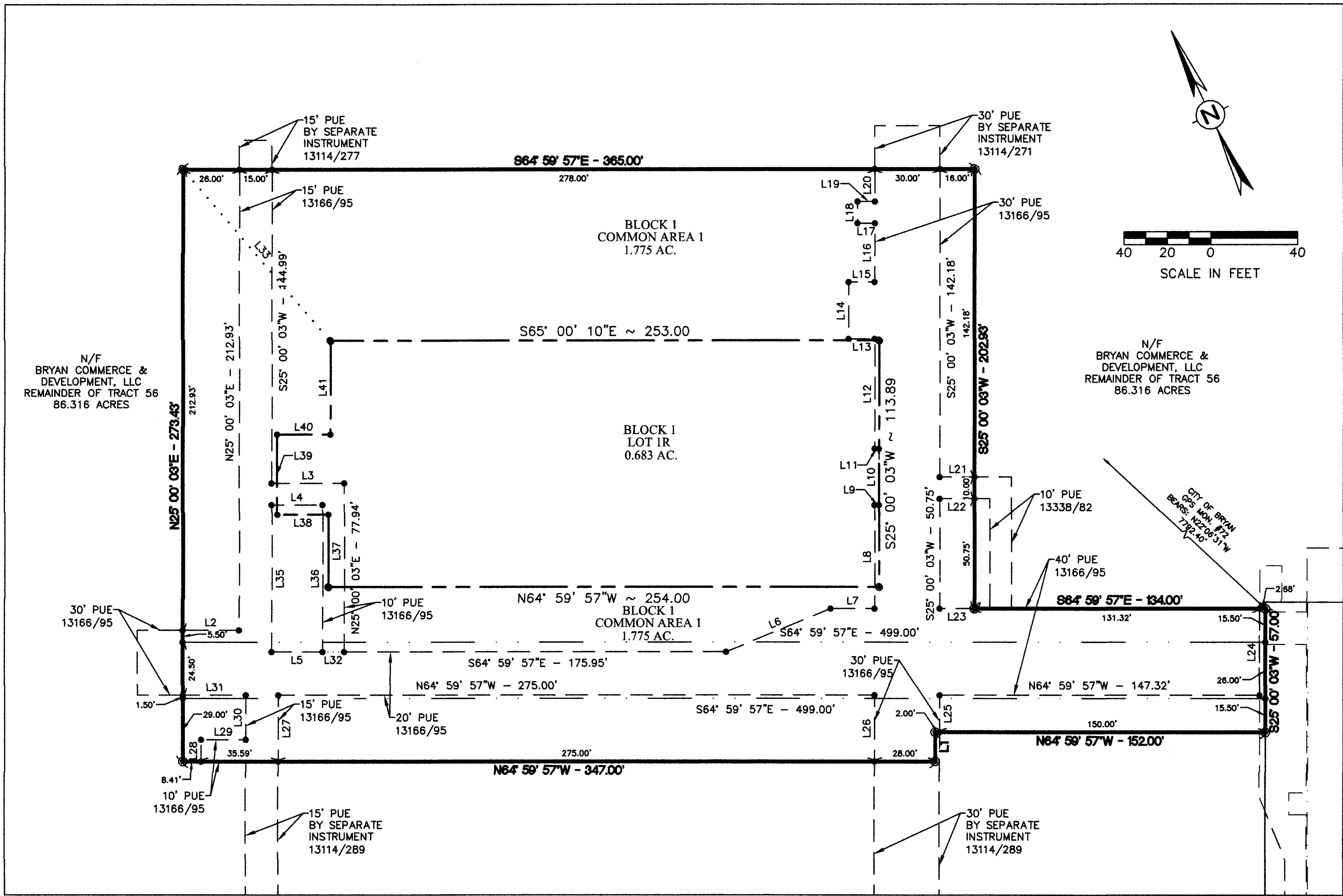
Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., President of Atlas MOB 1, LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

LINE #	LENGTH	DIRECTION
L1	13.50'	S25° 00' 03" W
L2	26.00'	S64° 59' 57" E
L3	33.50'	N64° 59' 57" W
L4	23.50'	N64° 59' 57" W
L5	23.50'	S64° 59' 57" E
L6	52.26'	S87° 29' 57" E
L7	20.27'	S64° 59' 57" E
L8	47.87'	N25° 00' 03" E
L9	2.00'	S64° 59' 57" E
L10	26.00'	N25° 00' 03" E
L11	2.00'	N64° 59' 57" W
L12	50.73'	N25° 00' 03" E
L13	12.00'	N64° 59' 57" W
L14	26.19'	N25° 00' 03" E
L15	12.00'	S64° 59' 57" E
L16	27.18'	N25° 00' 03" E
L17	8.09'	N64° 59' 57" W
L18	10.00'	N25° 00' 03" E
L19	8.09'	S64° 59' 57" E
L20	14.98'	N25° 00' 03" E

LINE #	LENGTH	DIRECTION
L21	15.00'	N64° 59' 56" W
L22	16.00'	N64° 59' 56" W
L23	16.00'	S64° 59' 57" E
L24	40.00'	S25° 00' 03" W
L25	17.00'	S25° 00' 03" W
L26	30.50'	N25° 00' 03" E
L27	30.50'	S25° 00' 03" W
L28	10.00'	N25° 00' 03" E
L29	20.50'	S64° 59' 57" E
L30	20.50'	N25° 00' 03" E
L31	28.00'	N64° 59' 57" W
L32	10.00'	S64° 59' 57" E
L33	104.28'	S15° 41' 53" E
L34	99.00'	N19° 35' 24" W
L35	87.94'	S25° 00' 03" W
L36	87.94'	N25° 00' 03" E
L37	33.44'	N25° 00' 03" E
L38	23.50'	N64° 59' 57" W
L39	37.00'	N25° 00' 03" E
L40	24.50'	S64° 59' 57" E



REPLAT

METES AND BOUNDS DESCRIPTION
OF A
2.46 ACRE TRACT
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J.H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD MARKING THE NORTH CORNER OF COMMON AREA 2, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 1234, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID PHASE 27 MARKING AN INTERIOR CORNER OF COMMON AREA 3, PHASE 27, BEARS: S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET;

THENCE: S 25° 00' 03" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 25° 00' 03" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 57.00 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 BEARS: S 25° 00' 03" W FOR A DISTANCE OF 141.59 FEET;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 64° 59' 57" W FOR A DISTANCE OF 152.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 13.50 FEET;

N 64° 59' 57" W FOR A DISTANCE OF 347.00 FEET;

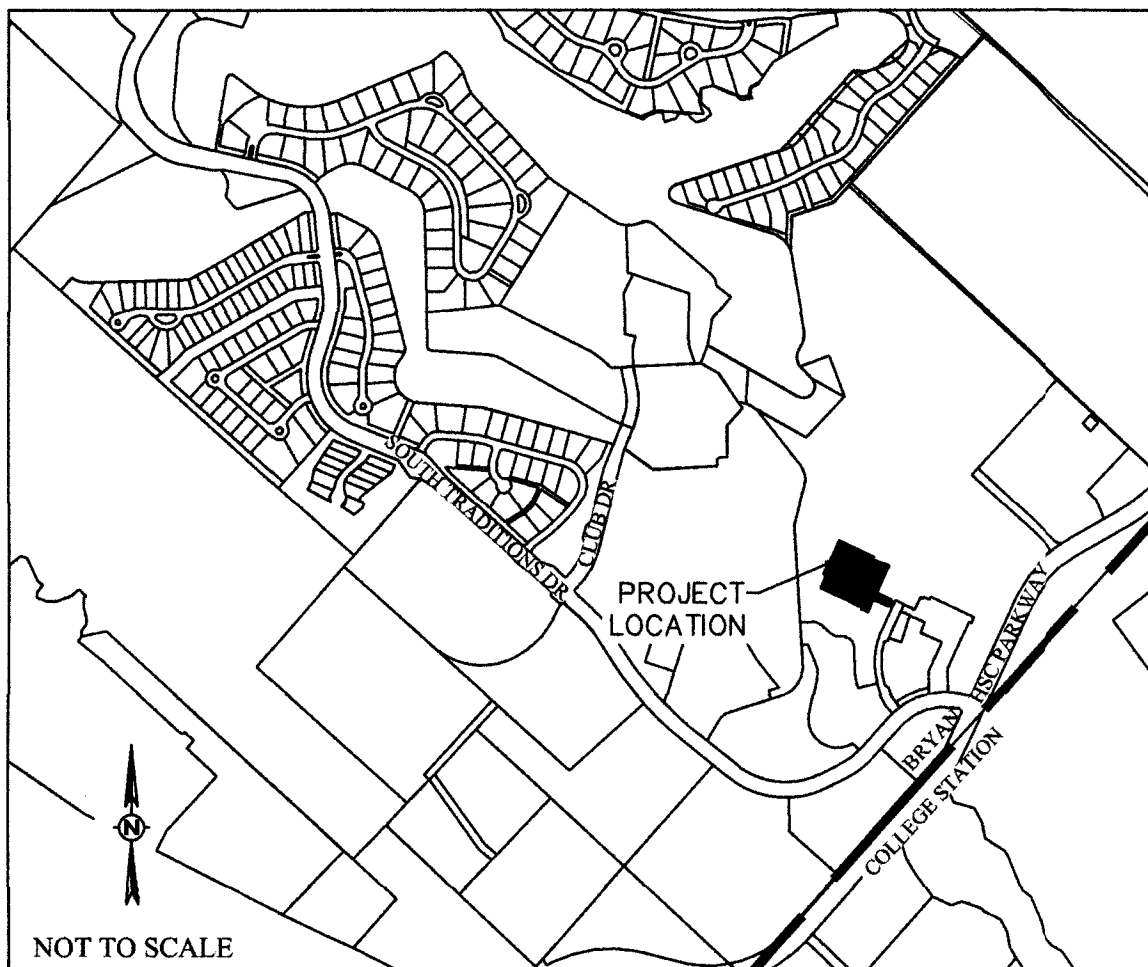
N 25° 00' 03" E FOR A DISTANCE OF 273.43 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 365.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 202.93 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 134.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.46 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

VICINITY MAP



LEGEND

—	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
---	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
---	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
●	PROPERTY CORNER

FINAL PLAT OF THE TRADITIONS SUBDIVISION PHASE 30 LOT 1R AND COMMON AREA 1R, BLOCK 1 A TOTAL OF 2.46 ACRES BEING A RE-PLAT THE TRADITIONS SUBDIVISION PHASE 30 LOT 1 AND COMMON AREA 1, BLOCK 1 VOL. 13166, PG. 95 J.H. JONES SURVEY LEAGUE, A-26 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
SEPTEMBER 2016

OWNER/DEVELOPER LOT 1:

Atlas MOB 1, LLC
2100 Traditions Blvd
Bryan, TX 77807

OWNER COMMON AREA 1:
Biocorridor Property Owners Association,
Inc.
2100 Traditions Blvd
Bryan, TX 77807

SURVEYOR:

Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

SCHULTZ
TPE NO. 12327
911 Southwest Pkwy East
College Station, Texas 77845
(979) 764-3000